



**MINUTES OF THE GILA COUNTY  
PLANNING AND ZONING COMMISSION**

**Thursday, April 18, 2019**

Gila County Board of Supervisors Conference Room

610 E. State Hwy 260, Payson, AZ

Gila County Community Development Conference Room

745 N. Rose Mofford Way, Globe, AZ

10:00 A.M.

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**REGULAR MEETING**

1. The meeting was called to order at 10:00 A.M. by Chairman Mickie Nye.
2. Pledge of Allegiance was led by Michelle Dahlke.
3. Roll Call: Michelle Dahlke called the roll; Chairman Mickie Nye (in Payson), Travis Holder (in Globe), Lori Brown (Absent), Bill Marshall (in Globe), Terry Otts (in Globe), Randy Slapnicka (Absent), Mary Lou Myers (Absent), Jim Muhr (in Payson) and Pamela Griffin (in Globe). A quorum is present.

Community Development Staff Members Present: Scott Buzan-Director, Michelle Dahlke-Senior Planner and Shealene Loya-Administrative Assistant.

4. Review and Approval of Minutes of the Planning and Zoning Commission Hearing on December 20, 2018. Mickie Nye asked if there were any changes needed. No changes were needed. Travis Holder motioned to approve the minutes as is and Bill Marshall second the motion. It was unanimously approved.
5. **Director/Planner Communication:** At any time during this meeting of the Planning and Zoning Commission, the Director and/or Planner of Community Development may present a brief summary of current events. No action may be taken.

Scott Buzan began his presentation by thanking Chairman Nye and the members of the commission and introduced the newest member of the Planning and Zoning Commission, Jim Muhr. Supervisor Martin asked Mr. Muhr to serve as member of the commission due to his active involvement in local state and federal politics. He and his wife retired to Payson 15 years ago after a successful career in the automotive manufacturing industry and 17 years of self-employment. Mr. Muhr ran successful campaigns as chairman for 2 Town of Payson council members and the current Town of Payson Mayor. Mr. Muhr is heavily involved in veterans' issues and has been instrumental in getting a new VA community outreach clinic in Payson, starting a VA PTSD counseling group to serve more than 250 veterans, implementing an annual VA townhall meeting which had 28 veterans sign up for medical services and another 23 sign up for disability claims, and founded the Payson Veterans Advocacy Committee, which serves veterans' needs by providing housing and medical equipment. Mr. Muhr also served our country as a Commission Infantry

Officer in Vietnam and was awarded 2 purple hearts and both a bronze and silver star. Mr. Buzan welcomed Mr. Muhr to the Planning and Zoning Commission and thanked him for serving as a commissioner and for his service to veterans and our country.

Mr. Buzan also introduced Shealene Loya as the new Administrative Assistant for Gila County Community Development. She will be working out of the Globe office and comes to the department by way of the Gila County Recorder's Office.

Chairman Nye asked Mrs. Dahlke if she had anything to add to which she did not.

Chairman Nye asked Mr. Muhr if he would like to say a few things to the commission.

Mr. Muhr thanked the Commission and stated that he is looking forward to serving the County.

#### **Information/Discussion/Action:**

Chairman Nye asked the Commission members if anyone had anything to discuss. No one had anything to discuss except to welcome Mr. Muhr.

#### **Public Hearing:**

6. **Z-19-01 Don Randall & Autumn Kinzer:** An application to amend the Gila County Zoning Ordinance for parcel 301-32-002P currently designated for Residential One Density 175 (R1-D175) to Residential One Density 70 (R1-D70). This property is located at 168 West Hunt Ranch Road, in Pine, AZ.

Mrs. Dahlke presented the staff report for this case. She explained that the purpose of the rezoning is to split the parcel into 2 separate parcels with 1 family residence on each parcel. Currently, it is like one large compound and the families would like to split the parcel so that they each have their own parcel. The reason for the rezoning is when the parcels are split, they won't meet minimum requirements of the current zoning designation. They provided conceptual idea of how they would split the lot that should be reflected on the official Minor Land Division, a process they will have to go through, which will be verified by Community Development staff to make sure all the zoning district requirements are being met. The applicants did reach out to their neighbors to explain what they wanted to do to which no one had any issues. They also had a follow- up meeting with a neighbor that they failed to reach out to for the original meeting. He also did not express any concerns. We analyzed this rezoning to make sure that once it's rezoned, it will be in conformance with areas around and Comprehensive Master Plan. It would still to be in compliance with the zoning designation of 1-2 dwellings per acre after the rezoning and lot split. Since there won't be any visual changes, such as new structures, approval for rezoning is being recommended. Final note, it is recommended that the Minor Land Division process be a condition of approval to make sure that it is in compliance.

Mrs. Dahlke concluded her presentation and asked if anyone had any questions.

Mr. Muhr asked if a written communication has been submitted from the additional neighbor that was notified after the original group of neighbors had already met to discuss this case.

Mrs. Dahlke stated that this communication was included in the packet on page 7 and that Robert Randall was the follow-up neighbor.

Chairman Nye asked if any other commissioners had any questions. There were none.

Mrs. Dahlke informed Chairman Nye that a staff member of Gila County Community Development had contacted the applicant, who didn't realize that she was supposed to attend the meeting.

Chairman Nye stated that the applicant was not required to attend the meeting and therefore is not missing any steps of the process.

Chairman Nye opened the meeting up to comments from the public. No one from the public attended the meeting.

Mr. Marshall motioned that agenda item number 6, Case # Z-19-01, be approved and recommended as such to the Board of Supervisors. The motion was seconded by Travis Holder. The motion was unanimously approved.

7. **Adjournment.** Jim Muhr made a motion to adjourn the meeting and Mr. Otts seconded the motion. The Motion to adjourn was unanimously approved at 10:16 AM.